

PACIFIC DUNES UNIT NO. 8

SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, OREGON

AUGUST 17, 2020

APPROVALS

STATE OF OREGON >
> 5.5.
COUNTY OF TILLAMOOK >
EXAMINED AND APPROVED BY THE FOLLOWING:

TILLAMOOK COUNTY SURVEYOR _____ DATE _____ TILLAMOOK COUNTY ASSESSOR _____ DATE _____

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2021.

TILLAMOOK COUNTY TAX COLLECTOR _____ DATE _____ TILLAMOOK COUNTY COMMISSIONER _____ DATE _____

TILLAMOOK COUNTY COMMISSIONER _____ DATE _____ TILLAMOOK COUNTY COMMISSIONER _____ DATE _____

PLANNING COMMISSION CHAIRPERSON _____ DATE _____
CITY OF MANZANITA

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT PINE GROVE PROPERTIES, INC. IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 16 LOTS, TRACT 'A', 'B' & 'C' AND CREATE EASEMENTS E-1 THROUGH E-5 AS SHOWN ON THIS MAP. ALL STREETS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC AS PUBLIC WAYS.

JAMES P. PENTZ, PRESIDENT
PINE GROVE PROPERTIES, INC.

ACKNOWLEDGMENT

STATE OF _____ >
> 5.5.
COUNTY OF _____ >

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS _____ DAY OF _____, 2020 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES P. PENTZ, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED ON THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON HIS BEHALF AND HIS SIGNATURE IS AFFIXED TO SAID INSTRUMENT AND IS OF HIS FREE AND VOLUNTARY ACT OR DEED.

NOTARY'S SIGNATURE _____ DATE _____

PRINTED NAME OF NOTARY PUBLIC _____

NOTARY PUBLIC - _____ STATE _____ COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____
FULL NAME OF MONTH, 2 DIGIT DATE AND COMPLETE YEAR

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
> 5.5.
COUNTY OF TILLAMOOK >

I DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON, AND THAT THIS SUBDIVISION PLAT IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-_____ OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED _____, 2020, AT _____ O'CLOCK AS INSTRUMENT NO. _____.

TASSI O'NEIL, COUNTY CLERK

I, ERICK M. WHITE, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

ERICK M. WHITE, PLS 78572

SURVEYOR'S CERTIFICATE

I ERICK M. WHITE DO HEREBY CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTATION THE LAND REPRESENTED ON THE ATTACHED SUBDIVISION MAP, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER COMMON TO SECTIONS 28 AND 29, TOWNSHIP 3 NORTH RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING MARKED BY A 3" BRASS DISK IN CONCRETE STAMPED "1/4 529 528 R5793 1970", SAID POINT BEING THE INITIAL POINT;

THENCE SOUTH 01°54'14" WEST 1879.47 FEET ALONG THE EAST LINE OF SAID SECTION 29 TO THE NORTH RIGHT-OF-WAY OF NECARNEY CITY COUNTY ROAD, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTH 23°06'23" WEST 9.64 FEET ALONG THE NORTH RIGHT-OF-WAY OF NECARNEY CITY COUNTY ROAD TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO. SURVEY";

THENCE NORTHWESTERLY ALONG THE ARC OF A 122.45 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 66°53'47" WEST) THROUGH A CENTRAL ANGLE OF 82°22'44", 176.06 FEET (CHORD BEARS NORTH 64°17'35" WEST 161.28 FEET) TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO. SURVEY";

THENCE SOUTH 74°30'53" WEST 298.63 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO. SURVEY";

THENCE SOUTH 71°33'42" EAST 748.01 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY OF RIDGE DRIVE;

THENCE NORTH 05°54'24" EAST 185.04 FEET ALONG THE EAST RIGHT-OF-WAY OF RIDGE DRIVE TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "L5 475";

THENCE NORTHWESTERLY ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 83°59'37" WEST) THROUGH A CENTRAL ANGLE OF 08°49'12", 33.87 FEET (CHORD BEARS NORTH 10°24'59" WEST 33.83 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY OF CLASSIC STREET EXTENSION, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTH 22°25'19" EAST 383.33 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°21'13", 250.52 FEET (CHORD BEARS NORTH 15°14'43" EAST 249.86 FEET) TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTH 08°04'06" EAST 11.14 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF AN 1800.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°49'31", 465.75 FEET (CHORD BEARS NORTH 15°28'52" EAST 464.45 FEET) TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTH 22°53'37" EAST 57.47 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°00'27", 84.01 FEET (CHORD BEARS NORTH 14°23'23" EAST 83.70 FEET) TO THE EXTERIOR PLAT BOUNDARY OF CLASSIC STREET COTTAGES 3, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE SOUTH 88°23'20" EAST 83.87 FEET ALONG SAID PLAT BOUNDARY TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTH 22°18'51" EAST 284.16 FEET ALONG SAID PLAT BOUNDARY TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES L5 2507";

THENCE NORTH 22°05'27" EAST 218.68 FEET ALONG SAID PLAT BOUNDARY TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES L5 2507";

THENCE NORTH 21°07'35" EAST 267.50 FEET ALONG SAID PLAT BOUNDARY TO THE EAST-WEST CENTERLINE OF SAID SECTION 29;

THENCE SOUTH 89°44'55" EAST 483.11 FEET ALONG SAID EAST-WEST CENTERLINE TO THE INITIAL POINT.

ERICK M. WHITE, PLS 78572

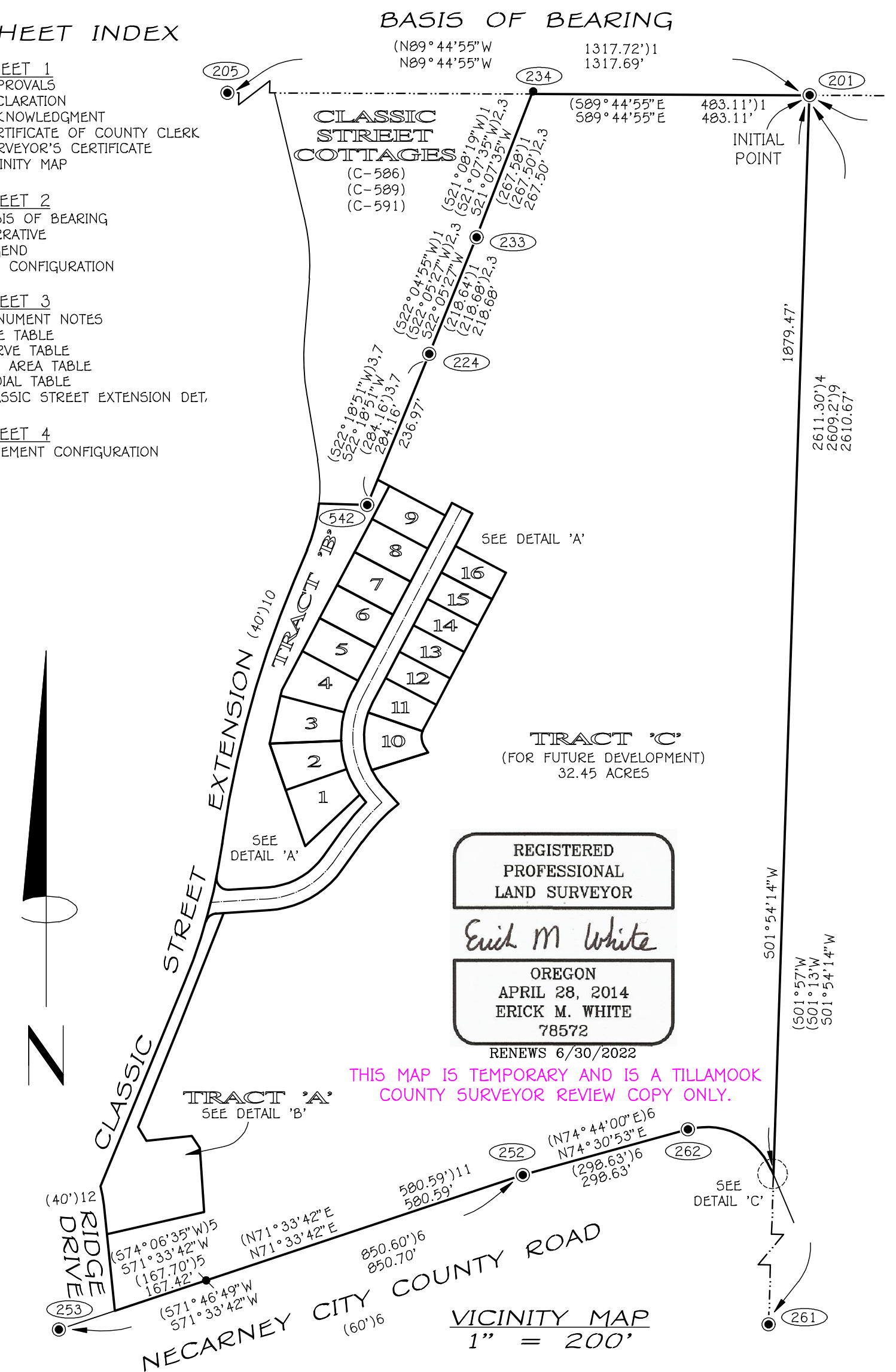
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THIS MAP IS TEMPORARY AND IS A TILLAMOOK COUNTY SURVEYOR REVIEW COPY ONLY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Erick M White
OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWS 6/30/2022

VICINITY MAP
1" = 200'

SHEET 1 OF 4
ONION PEAK DESIGN

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